

GOVERNMENT OF TELANGANA  
ABSTRACT

LOANS & ADVANCES - Advance of Rs.10.00 Lakhs (Rupees Ten Lakhs only) for purchase of ready build house (independent house) in r/o. Sri P.Ramesh, Office Subordinate - AHDD&F Department - Sanction - Orders - Issued.

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AHDD&F(OP) DEPARTMENT

**G.O.MS.No. 1**

**Dated: 11/01/2016**

**Read the following:**

- 1.G.O.(MS) No.37, Finance (HRM.IV) Dept., dated 10.04.2015.
- 2.From Sri P.Ramesh, Office Subordinate, AHDD&F Deptt., application, dated 10.06.2015.
- 3.Govt. Memo.No.1631/OP/A1/2015-1, AHDD&F(OP) Deptt., dated. 16.7.2015

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**ORDER :**

Under Article 223 (A) of the A.P.Financial Code Volume-I, and the rules for the grant of loans to Government Servants for House Building Purposes, Government hereby sanctioned an advance of Rs.10,00,000/- (Rupees Ten lakhs only) to Sri P. Ramesh, Office Subordinate, AHDD&F Department for purchasing of ready built house i.e. Independent House bearing Municipal No.18-1-297/29, Plinth Area Ground Floor 366.00 Sqft., and Ist Floor 366.00 Sq ft., admeasuring 54.44 Square Yards or 45.51 Square Meters out of Total Area 163.33 Square Yards, situated at Uppuguda, Hyderabad, Telangana State, subject to the following conditions :-

- (i) Out of the amount of advance sanctioned above, 10% of the advance amounting to Rs.1,00,000/- (Rupees One Lakh only) shall be payable in cash to the loanee and the balance of the advance of Rs.9,00,000/- (Rupees Nine lakhs only) shall be payable in the form of non-negotiable Demand Draft / Crossed Cheque in favour of the Vendor Smt.Gandla Swarna Latha W/O. Sri Gandla Ramesh, R/O. H.No.1-6-346, Boya Basti, Musheerabad, Hydeabad, Telangana State, from whom the loanee proposed to purchase the house. The Cheque / Draft will be handed over to the Vendors before the Sub Registrar at the time of Registration of the sale deed.
- ii) He shall furnish surety bonds in the prescribed FORM-IX from a permanent Government servant drawing pay not less than his pay as required under rule 5 (b) (i) of House Building Advance Rules; He shall furnish agreement bond in Form-VI under rule 5 (a) (3) of the H.B.A. Rules;
- (iii) The purchase of the house must be completed and the house mortgaged to Government duly registered within three months from the date of drawal of the advance, failing which the advance together with interest thereon shall be refunded forthwith.
- (iv) The house shall be maintained in good condition and repairs if any made at his own cost and that necessary insurance premium, Municipal Rates and Taxes are paid regularly until the advance is repaid in full.
- (v) He shall keep the house free from all encumbrances.

- (vi) that utilization of the advance for the purchase other than that for which it is sanctioned shall render the loanee liable to disciplinary action under the rules apart from his being called upon to refund entire advance drawn by him to the Government.
- (vii) that the liability of the surety will continue till the house purchased is mortgaged to Government ; or till the advance together with the interest due thereon is repaid to the Government which is earlier.
- (viii) He shall insure the house immediately on its purchase at her own cost for a sum not less than the amount of the advance with interest due thereon and shall keep the house insured against damage by fire, flood or lightning till the advance with interest due thereon is fully repaid to the Government and also deposit the policy with the Government.
- (ix) The recovery of principle shall commence after three months following the drawl of the advance i.e. recovery will commence from the fourth month following the drawl of advance. The advance sanctioned shall be recovered in 200 monthly instalments at Rs.5,000/- p.m. It will be open to the grantee to repay the amount in shorter periods if he so desires.
- (x) The simple interest will be charged at the rate of 5.00% per annum and recovered in 60 instalments immediately after completion of the recovery of the principal amount.
- (xi) Any amount drawn in excess of the expenditure incurred should be refunded forthwith with interest if any, due thereon.
- (xii) The balance of the advance with interest, if any, remaining unpaid should be recovered from the whole or any specified part of the Death-cum-Retirement Gratuity that may be sanctioned to him.

2. In case of the grantee does not repay the balance of the advance due to Government on or before the date of retirement, it shall be open to Government to enforce the security of the mortgage at any time thereafter and recover the balance of the advance due together with interest and cost of recovery by sale of the house or in such other manner as may be permissible under the law. The recovery of the advance shall be effected through the monthly Pay / Leave salary bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement by superannuation or if he/she dies before the repayment of the entire advance the outstanding amount of advance shall become payable to the Government forthwith. Failure on the part of the grantee or his/her successors to repay the advance with interest for any reason, whatsoever, will entitle the Government to enforced the mortgage or to take such other action as may be permissible under the Law. The property mortgaged to the Government shall be reconveyed to the grantee or his successors as the case may be after the advance together with interest thereon has been repaid to the Government in full.

3. The instalments of recovery fixed in para 1 (ix) above, are subject to the conditions that the loanee agrees to the incorporation of the suitable clause in the agreement and mortgage bonds to the effect that the Government shall be entitled to recover balance of the said advance with interest remaining unpaid at the time of retirement or death preceding retirement from the whole or any specified part of the gratuity that may be sanctioned to him.

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4. The Pay & Accounts Officer, Hyderabad, is informed that the advance sanctioned above is for the first time for this purpose and the above amount has been sanctioned from out of the funds allotted in the ref.3<sup>rd</sup> read above.
5. The employee referred to para 1 above has submitted the surety and agreement bonds as required under rules, and the same are kept in office for record.
6. It is certified that the advance for the purchase of Ready Built House is sanctioned for the first time and that the individual has not taken any such advance previously, and also S.R.entry in r/o. House Building Advance made in the Service Register of the individual.
7. The expenditure shall be debited to M.H.7610-Loans to Government Servants - Minor Head-201-House Building Advances-S.H.(05)-Loans to other Officers and shall be met from the funds allotted to Finance Department vide references 2nd read above.
8. The AHDD&F (OP) Department is requested to draw and disburse the amount as mentioned in para (1) above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

SURESH CHANDA  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The AHDD&F(OP)Department.  
Sri P.Ramesh, Office Subordinate,  
AHDD&F Department.  
Copy to:-  
The Accountant General(A&E) Telangana.  
The Pay & Accounts Office, Telangana, Abids, Hyderabad.  
The Dy.Pay & Accounts, Telangana Secretariat Br, Hyderabad.  
The Joint Sub-Registrar, Azampura, Hyderabad.  
Sf/Sc.

//Forwarded::By Order//

SECTION OFFICER